

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
DECEMBER 12, 2005**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Karen Bucey	Astrid Cybulskis	Richard DeHoyos
Kathy Evans-Calderwood	Paulina Gillette	Jim Gingles
Amy Gonyeau	Valentina Hernandez (7:25)	Alfred Ilginis
Fred Lindahl	David Nelson	Juan-Pablo Sanchez (6:10)
Joe Sciarretta	Michael Sprague	David Taylor
Jim Varnadore		
Thomas Mangum *	Greg Diethrich * (6:05)	Elizabeth Tate *

The following members were absent:

Kevin Hauck (A)	Danielle Moser (A)	Sandra Jones (A) *
-----------------	--------------------	--------------------

** Departing members*

Also Present: Pam Ison (CD3), Maureen Ostrye (Redevelopment), Jim LoBue (Redevelopment), Bob Kennedy (Redevelopment) and Sam Johnson (Redevelopment).

- I. Call to Order:** The meeting was called to order at 6:00 p.m. Roll call was conducted. A quorum was established.
- II. Agenda:** M/S/UC (13-0-0, Gillette/Alfred) Motion to approve the agenda with the removal of item VI. A. Model School JPA
- III. Minutes:** M/S/P (13-0-1, Astrid/Alfred) Motion to approve the November 14, 2005 minutes with the addition (into section V. 2005 PAC Election) of Kathy Evans-Calderwood's comment that she could not vote in the election even though she can serve on the PAC.
- IV. Public Comment, PAC Members Comment and Staff Announcements**

Public Comment

Andrea Groves (CHCDC) – Passed out copies of a letter to the CHAPC advocating safe routes to schools and traffic calming enhancement (52nd Street). Requested that possible Redevelopment Agency funding for safe routes be docketed on February agenda.

El Cajon to Home Avenue to Euclid Ave. Euclid Avenue Improvements

Thomas Du introduced himself as Chair of the Euclid Avenue Improvement Subcommittee. Stated that their goal is to assist in the redevelopment of Euclid Ave. from El Cajon Blvd. to Home Ave. Contact number is 795-0808.

Pam Ison (CD3 – Deputy Mayor Atkins’ Office) Passed out copies of the Toni Times that highlights recent activity throughout the district. Atkins chairs the newly formed Budget and Finance Committee, and vice chair for the Land Use and Housing and Natural Resources and Culture Committees. The community dialogue forum at Our Lady Sacred Heart church changed from January 12 to January 19. The Mayor’s State of the City address to be announced.

PAC Member Comment

Michael Sprague – Reminded all that the APC elections are in March and encouraged people to run.

David Nelson – Updated the PAC on Crossroads redevelopment area activities: PAC approved DDA for old Albertsons site with 400+ condominium units at market rate except for inclusionary housing to be built on site with a \$5.5 million subsidy. They also approved an ENA for the Aztec Inn Site, west of College on El Cajon – proposed 4 stories with 73 market rate condos.

Alfred Ilginis – Thanked all those who voted for him and welcomed the new members.

Juan Pablo Sanchez – Announced the CH Business Association meeting Wednesday, 8:00 a.m., at Price Charities building (4305 University Ave.)

Elizabeth Tate – Announced a fundraiser for helping rebuild the Buddhist Temple after the fire.

Kathy Evans-Calderwood – Commented that she was ill last month and did not attend the RA re-organization meeting, asked for an update.

Jim Varnadore – Commented on the City Heights Business Association (CHBA) holiday mixer and encourage everyone to get involved with the CHBA.

Staff Comment

Bob Kennedy introduced Maureen Ostrye, Acting Deputy Director of the Redevelopment Division. Maureen Ostrye gave an overview of the possible Redevelopment Agency reorganization studies and passed out handouts of past meetings and data compiled thus far. PAC members provided suggestions to improve the Agency’s responsiveness to community needs, to make PACs permanent and for improved opportunities for PAC review of redevelopment budgets and proposals.

V. Administrative Matters

A. City Heights PAC 2005 Election Results

The PAC Election was successfully held on November 16, 2005 and ratified by the City Council December 6, 2005. Seventy-six voters made for the election of two owner-occupant, two residential tenant, one business owner and three community organization at-large seats. One community organization at-large seat remains unfilled.

B. Annual Report – Chair report on activities for 2005

Karen Bucey passed out the yearly Chair Report for 2005.

C. Recognition of departing members

Pam Ison of CD3 gave commendations to departing member Elizabeth Tate, Greg Diethrich and Thomas Mangum.

D. Introduction and seating of new members

New members Jim Gingles, Amy Gonyeau and David Taylor were introduced and took their seats on the PAC at 7:58 p.m.

E. Formation of nominating committee for 2006 PAC officers

The election subcommittee is to handle candidate nominations and the election of the 2006 PAC Officers.

Paulina Gillette, Alfred Ilginis and Juan Pablo Sanchez volunteered to sit on the election subcommittee and were appointed by the Chair.

F. Future meeting dates

M/S/P (14-0-1, Nelson Gillette) Motion to accept future meeting dates as presented.

G. Subcommittees

Item moved to January meeting.

VI. Old Business

A. Model School JPA

Item was moved to the January meeting. A letter from the PAC to the JPA will be considered.

VII. New Business

A. City Heights Paseo, L.L.C. Request for Exclusive Negotiating Agreement (ENA) City Heights Paseo, Request for ENA and Multi-Family Project

Bob Kennedy gave a report on the City Heights Paseo, L.L.C.'s request to develop approximately 7.3 acres (on the north side of University Ave. between Marlborough Ave. and SR-15) of predominantly vacant land into a mixed-use development with office condominiums, residential condominiums, retail development and possible school improvements .

Robert Ito (Ito, Girard and Associates), Jay Wentz (Hampstead Partners), Hector Reyes (Reyes Architects) and Rich Juarez (Urban-West Development) gave presentations on the proposed City Heights Paseo Project.

M/S/F (5-10, Gillette/Evans-Calderwood) Motion to postpone item until January PAC meeting: Friendly amendment to request a presentation by Neighborhood House and to add a physical description of the site.

M/S/Withdrawn (Nelson/Gillette) Motion to approve developer version of the ENA for City Heights Paseo.

Sallie Wong ownership partner Danny Thai asked that the PAC delay action until the January meeting so that another partner who spoke better English could address the PAC on the matter.

M/S/P (12-1-2, Nelson/Varnadore) Motion to reconsider first motion to postpone the item until the January PAC meeting.

M/S/P (13-1-1, Sprague/Gingles) Motion to trail item to January meeting and allow for City Heights Paseo, LLC, Neighborhood House and Sallie Wong owners to address the PAC.

VIII. Chair and Subcommittee Reports

A. Chair's Report

1. Vacant Community Organization Seat

An election will be held at the February PAC meeting to fill the vacant Community Organization seat. As per City Heights PAC Bylaws, only PAC members will be voting in this election.

2. Attendance

Bob Kennedy confirmed that in September 2005 a PAC member should have automatically been subject to removal from the PAC due to excessive absences. The member missed three meetings within a six month period but the matter was overlooked. Since then, the member has attended all meetings and is no longer in violation of the rule.

3. Bonding

Plans will be made to have an Agency bonding consultant address the PAC in either January or February.

4. Infrastructure Subcommittee

No report. The Chair announced plans to have the subcommittee meet with a GIS planning expert.

B. Housing Subcommittee

David Nelson reported that Lyle Knudson met with the subcommittee to answer questions on why the Housing Rehabilitation program has a low number of completed rehabs. The \$100 good faith deposit will help prevent drop-outs. Currently, ten houses are under construction and results should improve.

C. Budget Subcommittee

Joe Sciarretta reported that an informational meeting was held between Jim LoBue, Bob Kennedy, Kim Gerhard, Karen Bucey and himself.

IX. Next Meeting Agenda

Model School JPA, City Heights Paseo ENA, Election of PAC Officers and Subcommittee reports.

X. Adjournment

The meeting adjourned at 9:00 p.m.